

DATE: June 11, 2015

TO: Logan Planning Commission

FROM: Mike DeSimone, Director

RE: Adams Neighborhood Zoning

During the May 28, 2015 Planning Commission hearing on Project #15-027, concerns were raised regarding the current zoning of the block immediately north of the Logan LDS Temple. As Russ Holley discussed during the hearing, the project site along with the entire block as well as the block immediately north, are currently zoned MR-20. The Future Land Use Plan Map (FLUP) designates this specific block as Detached Residential (DR) and the block immediately north as Mixed Residential (MR). The project currently under review by the Planning Commission is consistent with the current zoning. The following is a brief discussion of the zoning history of the site and entire block.

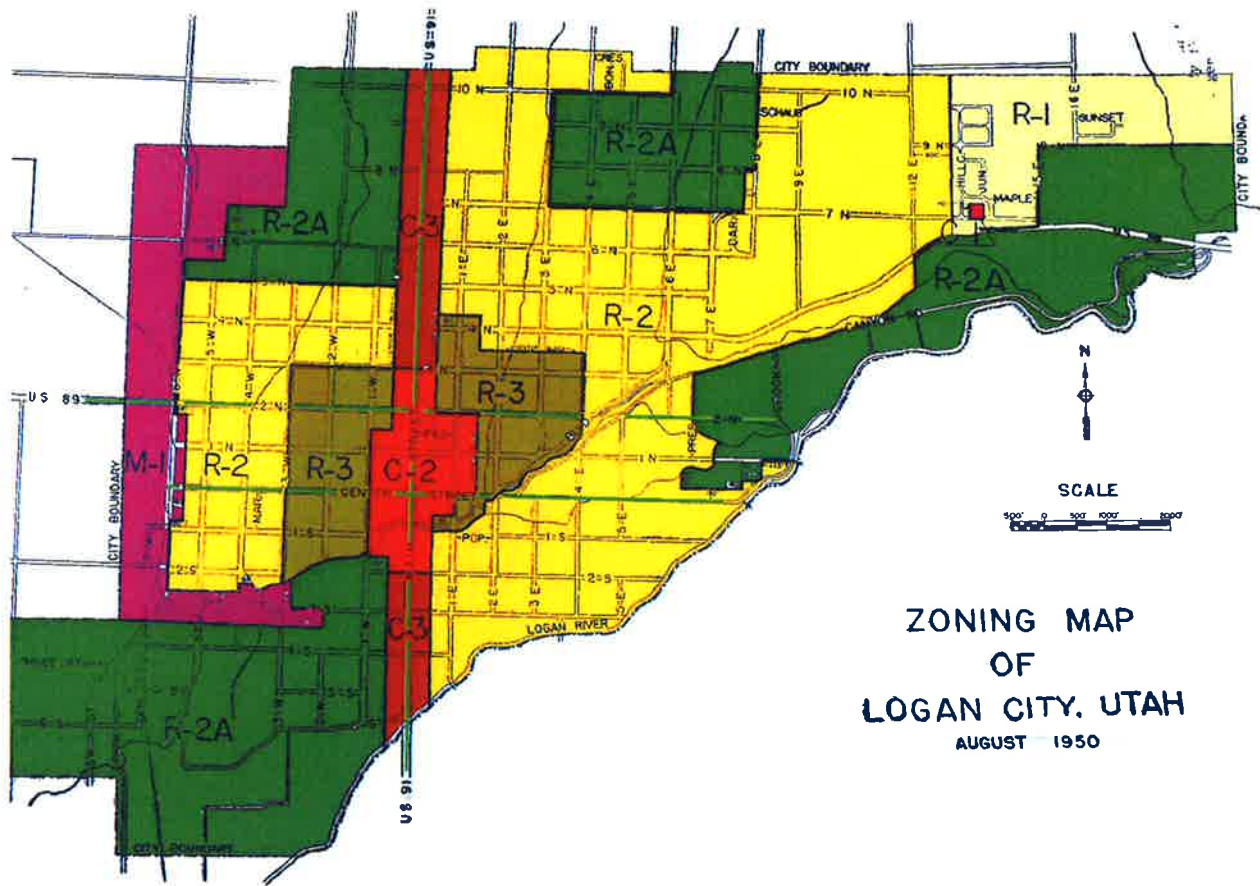
Zoning History

The City of Logan adopted Zoning regulation in August of 1950. The zoning history of the 0.31 acre property located at 274 East 300 North is as follows:

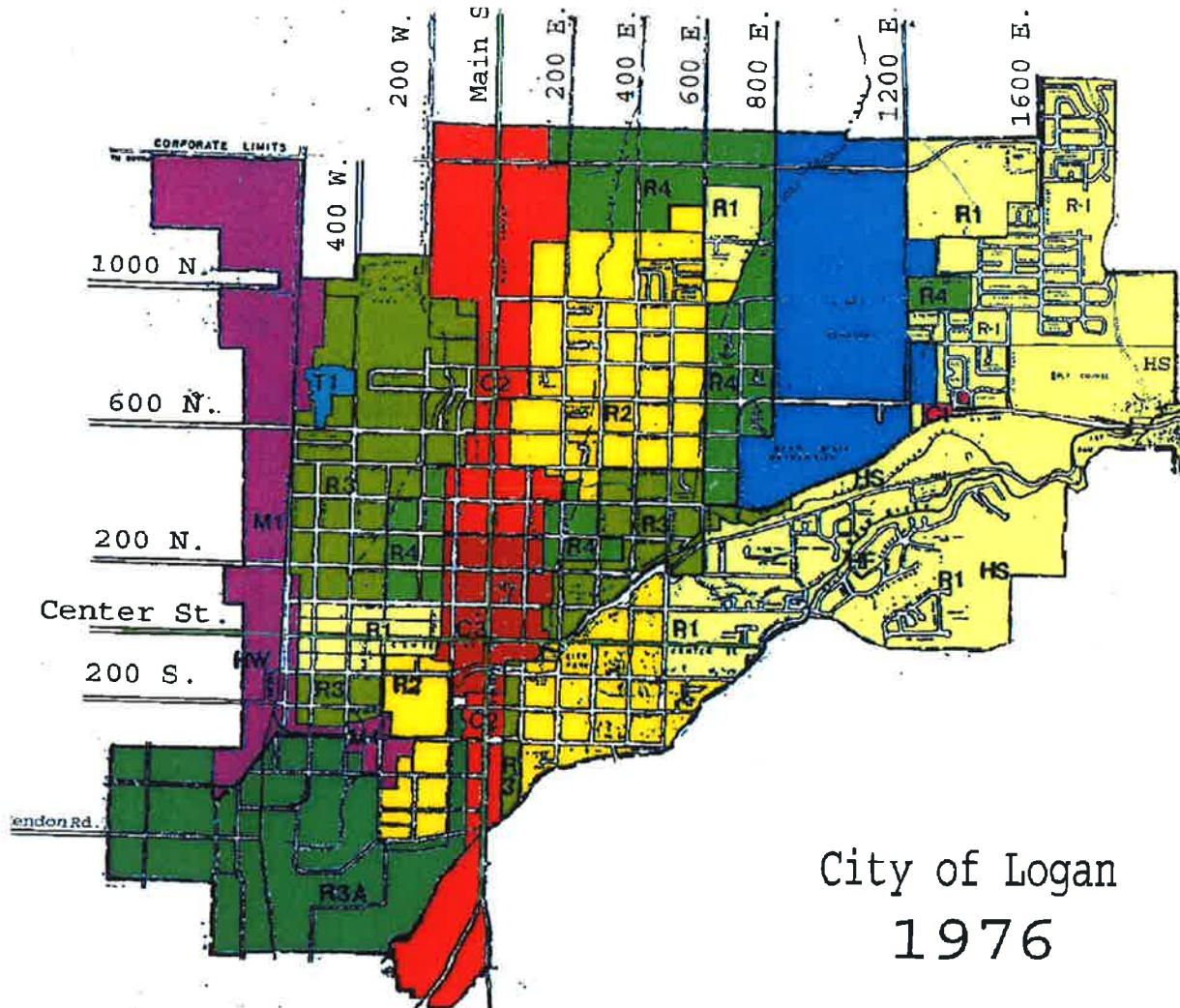
| Year | Zone | Use/Structure Permitted |
|------|-------|---|
| 1950 | R-3 | 1-4 Family/ 5,000 SF min per one-family dwelling with 750 SF for each additional unit. Group Dwellings/ 5,000 SF min with 2000 SF for each additional unit. 6 story max height. 50% max lot coverage. |
| 1976 | R-4 | Multi-family dwelling permitted at 6,000 SF min. per one-family dwelling with 1000 SF for each additional unit. 35' max height. |
| 2000 | MFH | Multi-family dwelling permitted. 6,000 SF min lot size. Maximum density is 14 dwelling units per acre. 40% max lot coverage. 35' max height. |
| 2011 | MRH | Multi-family dwelling permitted. No min lot size. Maximum density is 20 units per acres. 60% max lot coverage. 35' max height. |
| 2012 | MRH | Multi-family dwelling permitted. No min lot size. Maximum density is 20 units per acres. 60% max lot coverage. 35' max height. |
| 2013 | MR-20 | Multi-family dwelling permitted. No min lot size. Maximum density is 20 units per acres. 60% max lot coverage. 45' max height. |

Included in your packet of information are the different Zoning Maps that correspond with the years referenced above. Two significant dates relevant to this discussion are the 2011 and 2012 maps. Logan City completed a General Plan update in 2008 and a Land Development Code and Zoning update that was adopted February 13, 2011. Because a number of residents has issues with the public notification process, we undertook another, more robust Zoning re-adoption process resulting in a new Zoning Map adopted by the City Council on June 19, 2012. This process will be discussed in more depth following the maps below.

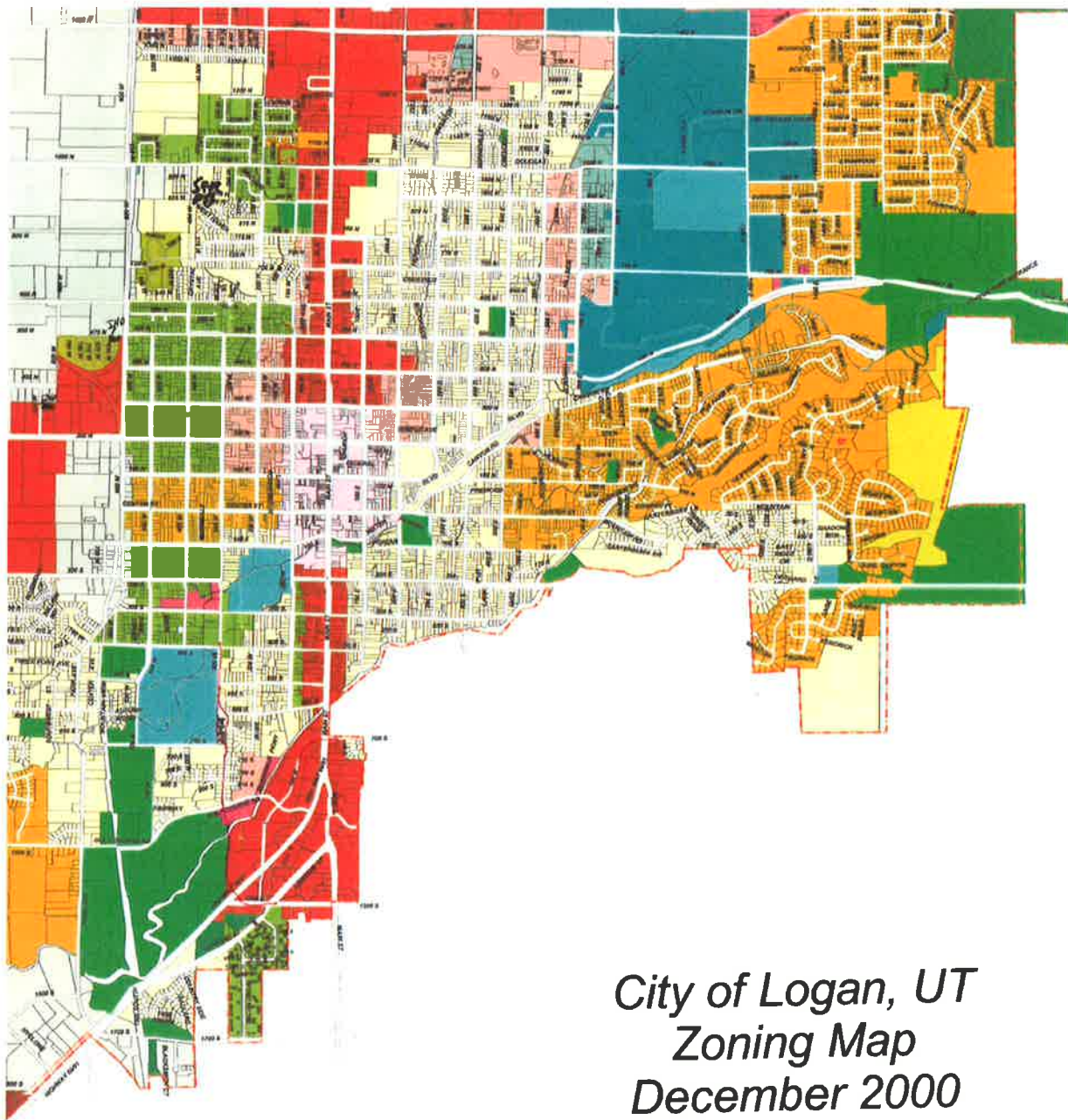
1950 Zoning Map



1976 Zoning Map



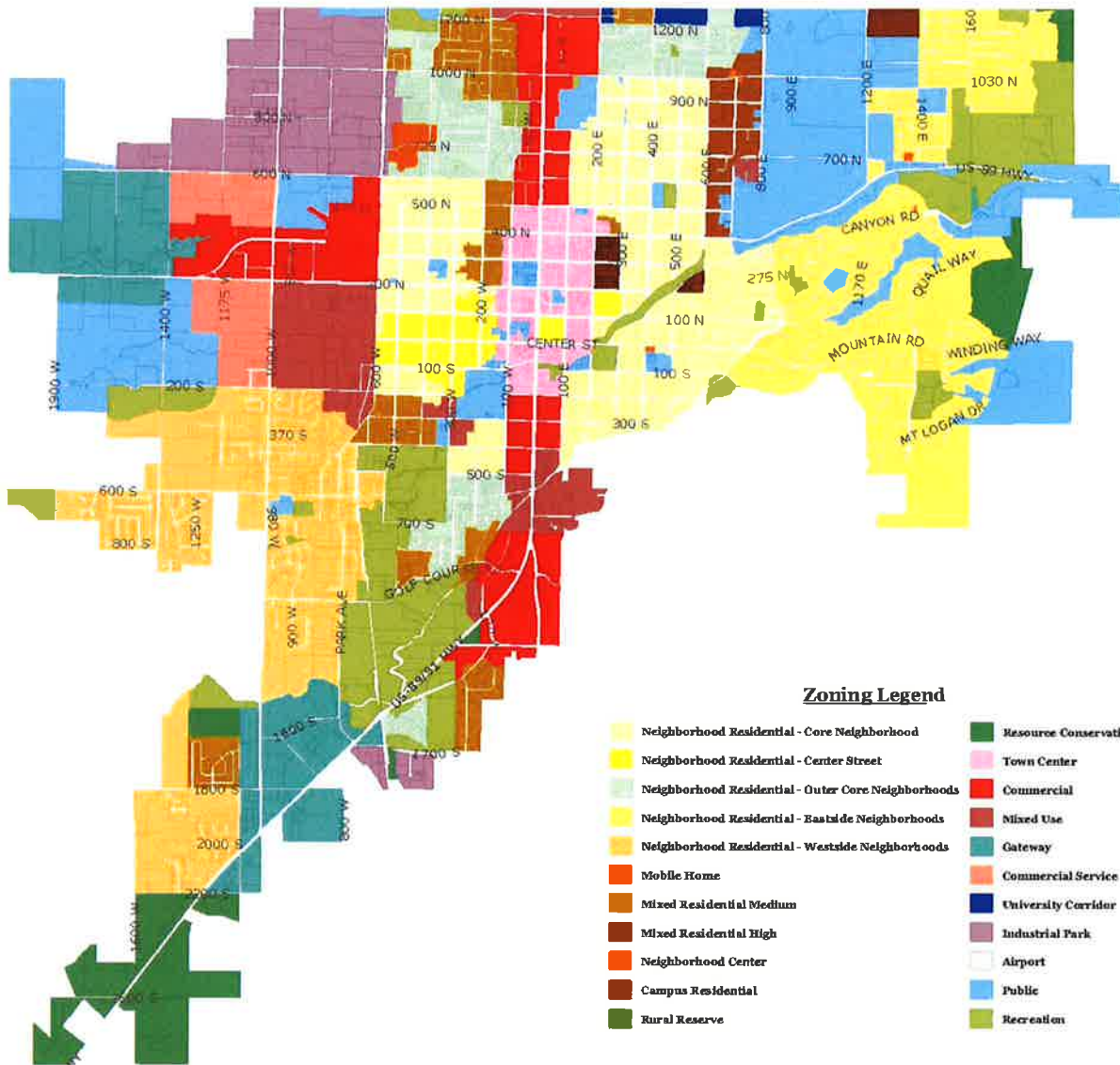
2000 Zoning Map



*City of Logan, UT
Zoning Map
December 2000*

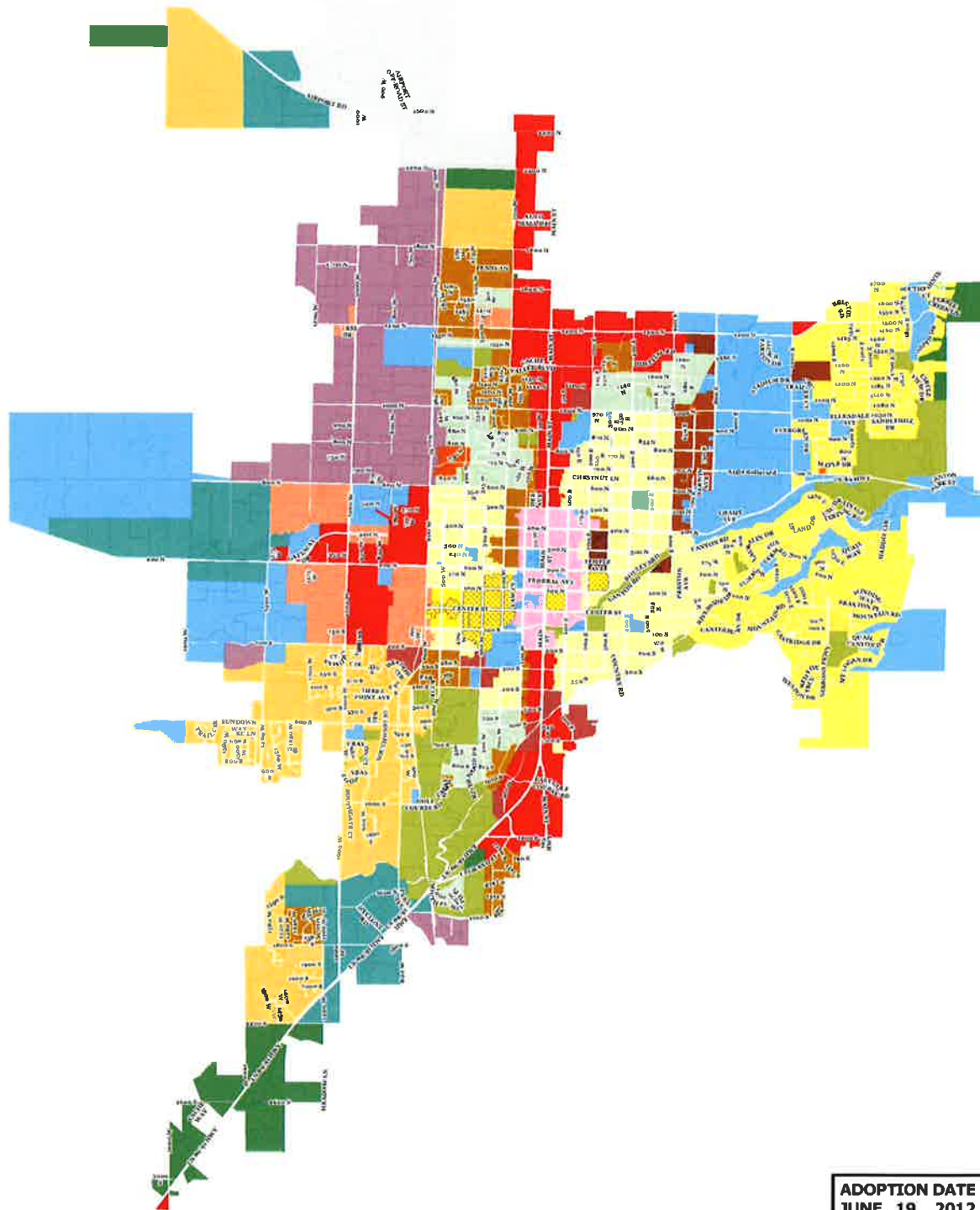


2011 Zoning Map



LOGAN CITY

OFFICIAL ZONING MAP



Parcels By Zone

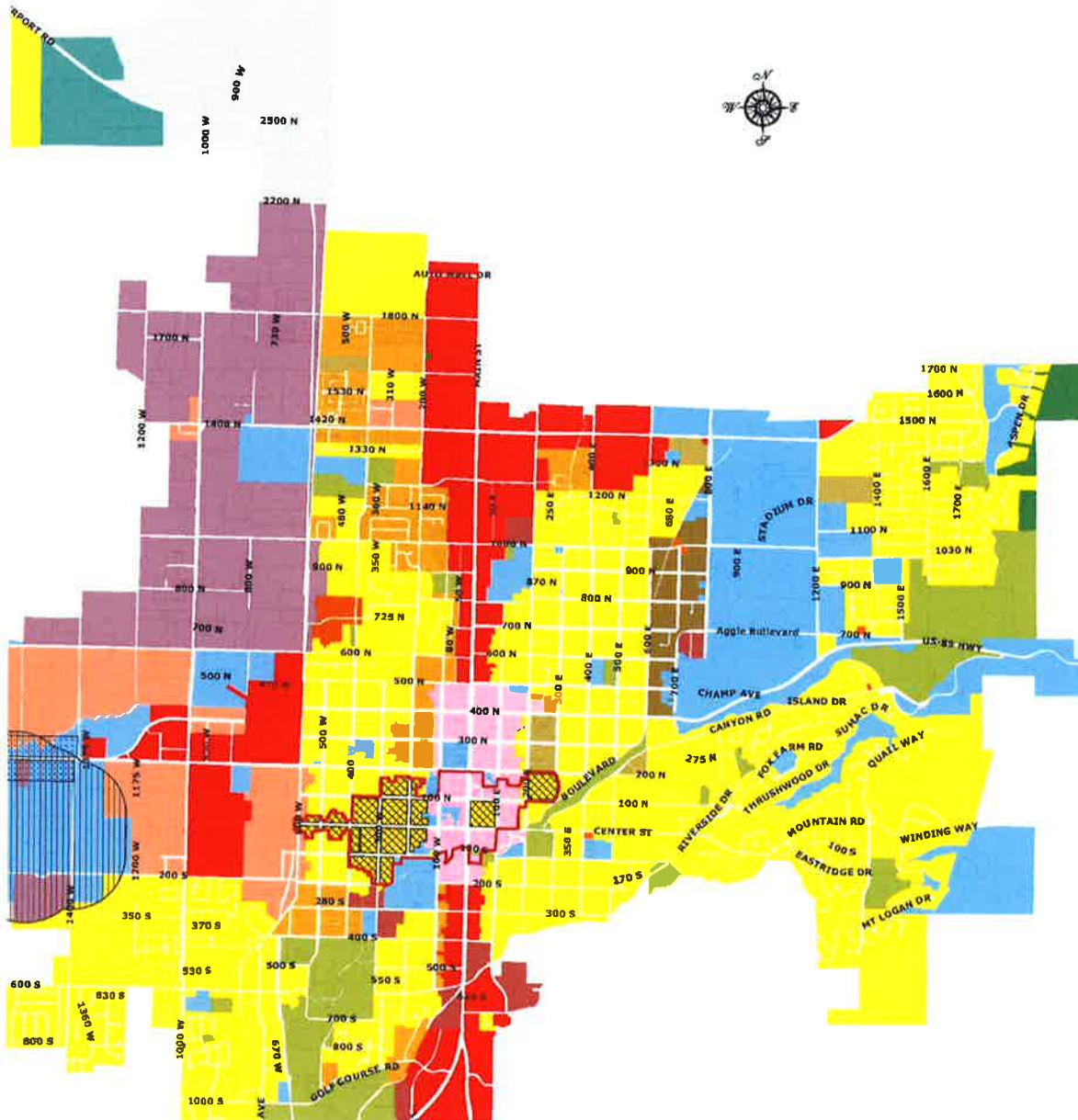
- Neighborhood Residential - Core
- Neighborhood Residential - Center Street
- Neighborhood Residential - Outer Core
- Neighborhood Residential - Eastside
- Neighborhood Residential - Westside

- Mobile Home
- Mixed Residential Medium
- Mixed Residential High
- Neighborhood Center
- Campus Residential
- Rural Reserve

- Resource Conservation
- Town Center
- Commercial
- Mixed Use
- Gateway
- Commercial Service

- University Corridor
- Industrial Park
- Airport
- Public
- Recreation
- V-Quapaw

December 3, 2013



As shown on the different zoning maps, the site in question has been zoned for multi-family residential uses since the 1950's. One of Logan's earliest Land Use Plans dating from 1962 called out this area for High Density Apartments. The General Plan adopted in 2008 changed the block from high density residential housing to Detached Residential (DR); however, the record is unclear as to why or when the change to the Plan was made when in fact a Consensus Map (see attached) detailing months of public input identified both blocks as high density residential.

As mentioned above, Logan City initiated a City-wide review of the Zoning Map and Land Development Code adopted February 13, 2011. The purpose of this was to provide a robust, public process for re-evaluating the Zoning to help ensure we did not have any surprises in future land use decisions (similar to 10th/6th project approval), and to ensure we ended up with a consensus based Zoning Map in 2012. And as most of the Planning Commission members are aware and have experienced over the past 24 months, we have also been refining the Land Development Code as part of this effort.

A significant component of the City-wide review process was our effort to engage Logan City residents and actively encourage their participation in the review and update process. We notified every property owner and resident in the City through direct mail, utility billing inserts, postings on the City's website and at City Hall, through Facebook, Twitter and emails, and through the local papers and radio. A great deal of time and money was spent on informing and inviting residents to the process.

Prior to the January 26, 2012 Planning Commission meeting, we held a meeting in each of the six (6) Neighborhoods to discuss the zoning, all of which were very well attended. From those meetings, ideas and comments were forwarded to both the Planning Commission and Municipal Council for use during their consideration and deliberations.

We provided maps divided geographically by Neighborhood showing the old zoning (pre-2011), the current zoning, the proposed zoning, the changes from the old zoning to current zoning, the future land use map, and an aerials with an invitation to review and comment.

We scheduled four (4) public hearings with the Planning Commission to review the proposed Zoning Maps and three (3) workshops and two (2) hearings with the Municipal Council. From the Planning Commission adoption to the Municipal Council hearings, we identified a number of different areas of concern warranting further study and/or evaluation which are outlined below:

1. Hillcrest – Sacket/Johnson Property. The primary issue was the zoning called out higher density multi-family development while the adjoining neighborhoods wanted to retain low density single family residential. We formed a committee comprised of neighborhood residents, land owners, PC and Municipal Council members, and staff to work through the issues on this and eventually prepared an alternative zoning plan that was subsequently adopted by the City.
2. Campus Residential Zoning – A couple of distinct issues associated with this: (1) transitioning between high density CR developments and existing neighborhoods & (2) changing the zoning on the 10th North & 6th East (Independence Student Living Project) parcels from Campus Residential to single family residential. We prepared a series of LDC amendments addressing height transitions as well as overall heights in the CR zones in response to issue No. 1. In response to the second issue, the City reviewed a proposed rezone of the Independence Student Living Project site and rejected the rezone because the project is moving forward as permitted.
3. Fourth North Corridor zoning/land use. The issue was whether single family residential

zoning was/is appropriate for the 4th North corridor. We initiated the Fourth North Corridor Study to evaluate this corridor and which is currently in process and scheduled for the Planning Commission in August.

4. Campus Commercial Zoning designation. We identified a need for an alternative land use/zoning designation for neighborhood scaled commercial that were typically larger than the Neighborhood Centers. The City adopted a Community Commercial zoning designation last year to address this need.
5. Zoning on the two blocks north of the Temple. We received comments from property owners and Adams residents regarding the zoning on these two blocks throughout the entire process. The Planning Commission recommended to the Municipal Council that they consider down zoning portions of these two blocks. At the Council hearing, there was property owner support for retaining the existing zoning rather than neighborhood members requesting to change it. What was recommended and ultimately decided upon by the Municipal Council, was to retain the existing zoning on the two blocks while directing staff to further analyze the current land use on these two blocks to determine whether a downzone was warranted.

In response to this specific issue and in order to determine the validity of the current zoning versus the viability of down zoning these two blocks, we walked and evaluated the two blocks, reviewed the visual inventory prepared by this Department, reviewed an evaluation of owner occupancy versus non-owner occupancy, reviewed the numbers and types of structures including the number of structures converted from single family to multi-family, and reviewed the number of grandfathered multi-family dwelling units (see attachments labeled as Block 7 & Block 12). These blocks are dominated by multi-family residential development, contain very few, intact single family dwellings, contain a large number of carved up residential structures, and exhibit an overall pattern of ownership demonstrating a lack of owner occupancy throughout the two blocks.

We were also involved in the Adams Neighborhood Plan planning process at this time which provided even additional public review and input into the zoning in Adams. During this process, there was limited comment about down zoning these two blocks. Based on the information we evaluated, the lack of public input during the neighborhood plan, and the fact that we went through another public review and adoption process for the Adams Neighborhood Plan, this item was never brought back to the Planning Commission as a separate item.

Based on these factors, staff concluded that the zoning of these two blocks should remain as adopted June 19, 2012 unless overwhelming support from the actual landowners was provided demonstrating a change in the zoning at this time.

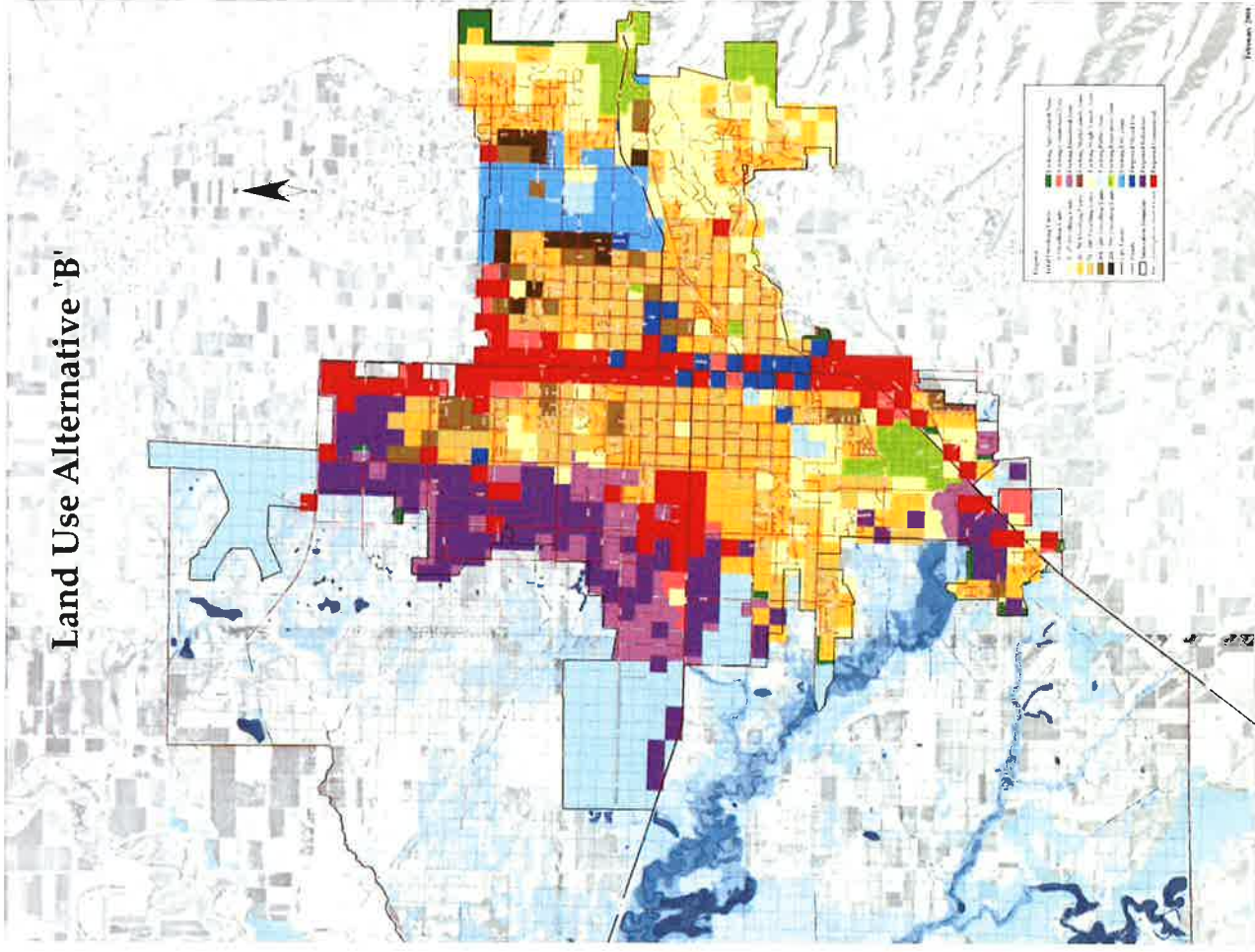
I will be absent from the June 11, 2015 Planning Commission as I will be in Denver for CDBG training; however, Russ and Amber will be available on the 11th for any questions. If you have any questions regarding this matter, please let me know at (435) 716-9022 or mike.desimone@loganutah.org.

Consensus Map

OUTCOME

- Growth where services are!
- Compact growth to preserve sensitive lands and maintain agricultural feel of Valley.

Land Use Alternative 'B'



Block by Block Analysis

Block 7



LOGAN
ESTABLISHED 1896

Legend

- City Limits
- Streets
- Building Living Units
- Parcels
- Owner Occupied
- Non-Owner Occupied

| % Owner | % Non-Owner |
|---------|-------------|
| 63% | 57% |

| # of Parcels | # of Parcels <6,000 SqFeet |
|--------------|-------------------------------|
| 52 | 23 |

Block 7

| PROPERTY ADDRESS | ACREAGE | TYPE | TOTAL ACREAGE |
|--------------------|----------|----------------|----------------|
| 221 1/4 N 300 E | 0.095773 | SINGLE FAM RES | COMM BLDG |
| 221 N 300 E | 0.100199 | SINGLE FAM RES | 1.488319 |
| 255 #4 TEMPLE AVE | 0.008177 | SINGLE FAM RES | SINGLE FAM RES |
| 260 E 300 N | 0.224849 | SINGLE FAM RES | 3.748352 |
| 260 N 200 E | 1.585321 | SINGLE FAM RES | CONDO |
| 274 E 300 N | 0.328358 | SINGLE FAM RES | 0.209871 |
| 231 N 300 E | 0.141645 | SINGLE FAM RES | LAND VACANT |
| 265 N 300 E | 0.169709 | SINGLE FAM RES | 0.043692 |
| 252 N 200 E | 0.267061 | SINGLE FAM RES | DUPLEX |
| 255 E 200 N | 0.178958 | SINGLE FAM RES | 0.32939 |
| 265 E 200 N | 0.174748 | SINGLE FAM RES | TRIPLEX |
| 206 N 200 E | 0.034955 | SINGLE FAM RES | 0.243480 |
| 261 N 300 E | 0.183884 | SINGLE FAM RES | 4-PLEX |
| 289 E 200 N | 0.114766 | SINGLE FAM RES | 0.668976 |
| 297 E 200 N | 0.139949 | SINGLE FAM RES | LOW RISE MULTI |
| 255 #9 TEMPLE AVE | 0.008145 | CONDO | 1.415262 |
| 238 N 200 E | 0.021336 | CONDO | TOWN HOUSE |
| 242 N 200 E | 0.020246 | CONDO | 0.078045 |
| 246 N 200 E | 0.019828 | CONDO | |
| 250 N 200 E | 0.020469 | CONDO | |
| 230 N 200 E | 0.01912 | CONDO | |
| 255 #11 TEMPLE AVE | 0.008186 | CONDO | |
| 255 #12 TEMPLE AVE | 0.008198 | CONDO | |
| 255 #8 TEMPLE AVE | 0.008188 | CONDO | |
| 255 #3 TEMPLE AVE | 0.008202 | CONDO | |
| 255 #7 TEMPLE AVE | 0.008165 | CONDO | |
| 255 #1 TEMPLE AVE | 0.008192 | CONDO | |
| 255 #5 TEMPLE AVE | 0.008256 | CONDO | |
| 255 #6 TEMPLE AVE | 0.008071 | CONDO | |
| 255 #2 TEMPLE AVE | 0.008183 | CONDO | |
| 255 TEMPLE AVE #10 | 0.008195 | CONDO | |
| 275 E 200 N | 0.232091 | LOW RISE MULTI | |
| 281 E 200 N | 0.134407 | LOW RISE MULTI | |
| 230 E 300 N | 0.219332 | LOW RISE MULTI | |
| 220 N 200 E | 0.296174 | LOW RISE MULTI | |
| 241 N 300 E | 0.227069 | LOW RISE MULTI | |
| 226 N 200 E | 0.306189 | LOW RISE MULTI | |
| 229 E 200 N | 0.019509 | TOWN HOUSE | |
| 215 E 200 N | 0.019512 | TOWN HOUSE | |

| | | |
|-------------------|-----------------|----------------------------------|
| 219 E 200 N | 0.019512 | TOWN HOUSE |
| 225 E 200 N | 0.019512 | TOWN HOUSE |
| 295 N 300 E | 0.086501 | DUPLEX |
| 237 E 200 N | 0.242885 | DUPLEX |
| 240 E 300 N | 0.24348 | TRIPLEX |
| 275 N 300 E | 0.077914 | 4-PLEX |
| 271 TEMPLE AVENUE | 0.271279 | 4-PLEX |
| 285 N 300 E | 0.099873 | 4-PLEX |
| 255 N 300 E | 0.21991 | 4-PLEX |
| 290 N 200 E | 0.582246 | DENTAL OFFICE |
| Common Area | 0.452322 | |
| Common Area | 0.181207 | |
| Common Area | 0.272544 | |
| 52 PARCELS | 8.181691 | 22 OWNER OCCUPIED |
| | | 30 NON OWNER OCCUPIED |

Block by Block Analysis

Block 12



LOGAN
ESTABLISHED 1988

Legend

- City Limits
- Streets
- Building Living Units
- Parcels
- Owner Occupied
- Non-Owner Occupied

| % Owner | % Non-Owner |
|---------|-------------|
| 31% | 69% |

| # of Parcels | # of Parcels <6,000 SqFeet |
|--------------|-------------------------------|
| 87 | 23 |

Block 12

| PROPERTY ADDRESS | ACREAGE | TYPE | TOTAL ACREAGE |
|------------------|----------|----------------|----------------|
| 231 E 300 N | 0.255005 | SINGLE FAM RES | SINGLE FAM RES |
| 374 N 200 E | 0.184865 | SINGLE FAM RES | 3.751860 |
| 254 E 400 N | 0.130987 | SINGLE FAM RES | LAND VACANT |
| 266 E 400 N | 0.160024 | SINGLE FAM RES | 0.111783 |
| 272 E 400 N | 0.132867 | SINGLE FAM RES | LOW RISE MULTI |
| 366 N 200 E | 0.186901 | SINGLE FAM RES | 1.779374 |
| 354 N 200 E | 0.132004 | SINGLE FAM RES | DUPLEX |
| 223 E 300 N | 0.266155 | SINGLE FAM RES | 0.45219 |
| 233 E 300 N | 0.243304 | SINGLE FAM RES | TRIPLEX |
| 363 N 300 E | 0.22602 | SINGLE FAM RES | 0.18527 |
| 379 N 300 E | 0.159755 | SINGLE FAM RES | COMM BLDG |
| 349 N 300 E | 0.516441 | SINGLE FAM RES | 0.19158 |
| 351 N 300 E | 0.386431 | SINGLE FAM RES | CONDO |
| 345 N 300 E | 0.232534 | SINGLE FAM RES | 1.67123 |
| 317 N 300 E | 0.078719 | SINGLE FAM RES | |
| 280 E 400 N | 0.077803 | SINGLE FAM RES | |
| 247 E 300 N | 0.145038 | SINGLE FAM RES | |
| 382 N 200 E | 0.081345 | SINGLE FAM RES | |
| 295 E 300 N | 0.155662 | SINGLE FAM RES | |
| 240 #34 E 400 N | 0.005268 | CONDO | |
| 240 #56 E 400 N | 0.006046 | CONDO | |
| 240 #41 E 400 N | 0.006421 | CONDO | |
| 240 #43 E 400 N | 0.006685 | CONDO | |
| 240 #24 E 400 N | 0.005999 | CONDO | |
| 240 #54 E 400 N | 0.005834 | CONDO | |
| 240 #58 E 400 N | 0.005523 | CONDO | |
| 240 #39 E 400 N | 0.005897 | CONDO | |
| 240 #42 E 400 N | 0.006102 | CONDO | |
| 240 #47 E 400 N | 0.006135 | CONDO | |

| | | |
|-----------------|----------|-------|
| 240 #40 E 400 N | 0.005965 | CONDO |
| 240 #44 E 400 N | 0.006238 | CONDO |
| 240 #48 E 400 N | 0.00566 | CONDO |
| 240 #3 E 400 N | 0.006625 | CONDO |
| 240 #7 E 400 N | 0.006374 | CONDO |
| 240 #11 E 400 N | 0.006089 | CONDO |
| 240 #4 E 400 N | 0.006004 | CONDO |
| 240 #8 E 400 N | 0.006738 | CONDO |
| 240 #12 E 400 N | 0.006443 | CONDO |
| 240 #27 E 400 N | 0.007028 | CONDO |
| 240 #33 E 400 N | 0.006186 | CONDO |
| 240 #37 E 400 N | 0.005966 | CONDO |
| 240 #28 E 400 N | 0.006004 | CONDO |
| 240 #32 E 400 N | 0.006734 | CONDO |
| 240 #26 E 400 N | 0.005569 | CONDO |
| 240 #1 E 400 N | 0.006197 | CONDO |
| 240 #5 E 400 N | 0.006166 | CONDO |
| 240 #9 E 400 N | 0.005884 | CONDO |
| 240 #2 E 400 N | 0.005674 | CONDO |
| 240 #6 E 400 N | 0.006445 | CONDO |
| 240 #10 E 400 N | 0.006128 | CONDO |
| 240 #29 E 400 N | 0.006579 | CONDO |
| 240 #31 E 400 N | 0.005988 | CONDO |
| 240 #35 E 400 N | 0.005676 | CONDO |
| 240 #38 E 400 N | 0.006495 | CONDO |
| 240 #36 E 400 N | 0.006444 | CONDO |
| 240 #17 E 400 N | 0.005898 | CONDO |
| 240 #19 E 400 N | 0.007057 | CONDO |
| 240 #25 E 400 N | 0.006607 | CONDO |
| 240 #14 E 400 N | 0.005714 | CONDO |
| 240 #18 E 400 N | 0.00721 | CONDO |
| 240 #22 E 400 N | 0.006647 | CONDO |
| 240 #52 E 400 N | 0.006424 | CONDO |

| | | |
|-------------------|-----------------|----------------------------------|
| 240 E 400 N | 0.006197 | CONDO |
| 240 #30 E 400 N | 0.007357 | CONDO |
| 240 #42 E 400 N | 0.006869 | CONDO |
| 240 #21 E 400 N | 0.006442 | CONDO |
| 240 #23 E 400 N | 0.005999 | CONDO |
| 240 #16 E 400 N | 0.005251 | CONDO |
| 240 #20 E 400 N | 0.006613 | CONDO |
| 240 #49 E 400 N | 0.006442 | CONDO |
| 240 #15 E 400 N | 0.005421 | CONDO |
| 240 #41 E 400 N | 1.347874 | CONDO |
| 205 E 300 N | 0.321678 | LOW RISE MULTI |
| 261 E 300 N | 0.645629 | LOW RISE MULTI |
| 346 N 200 E | 0.117357 | LOW RISE MULTI |
| 271 E 300 N | 0.276522 | LOW RISE MULTI |
| 335 N 300 E | 0.160412 | LOW RISE MULTI |
| 245 E 300 N | 0.257776 | LOW RISE MULTI |
| 218 E 400 N | 0.113952 | COMM BLDG |
| | 0.077624 | COMM BLDG |
| 296 E 400 N | 0.0984 | DUPLEX |
| 224 E 400 N | 0.204847 | DUPLEX |
| 206 E 400 N | 0.148943 | DUPLEX |
| 336 N 200 E | 0.106789 | TRIPLEX |
| 288 E 400 N | 0.078485 | TRIPLEX |
| Empty Lot | 0.017198 | LAND VACANT |
| 0 | 0.094585 | LAND VACANT |
| 87 PARCELS | 8.143288 | 27 OWNER OCCUPIED |
| | | 60 NON OWNER OCCUPIED |